

**PARK PASEO HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 9, 2013**

NOTICE

The General Session meeting of the Park Paseo Homeowners Association Board of Directors was held on Monday, September 9, 2013, at the clubhouse located at 25 Christamon West, Irvine, California. The meeting agenda was posted at the clubhouse on Thursday, September 5, 2013.

PRESENT

Directors Present: Tanja Fournier, President
 Mike Krahelski, 1st Vice President
 Shelley Cassity, 2nd Vice President
 Brian Hagadorn, Secretary
 Ric Cox, Treasurer

Representing PCM: Jessica Volgenau, CCAM
 Community Manager

Others Present: - Seven (7) Homeowners

CALL TO ORDER

Tanja Fournier, Board President, called the meeting to order at 7:00 p.m.

ANNOUNCEMENTS

Management advised that an Executive Session Meeting was held (but not completed) prior to the General Session Meeting on September 9, 2013 for the purpose of discussing member issues, legal matters, vendor contracts, personnel matters, and/or to meet with owners at their request.

VENDOR REPORTS

Vendor Reports

Harvest Landscape

Waived as no one from Harvest was present.

HOMEOWNER FORUM

Homeowner Forum

The homeowners present addressed questions about the newly adopted ARC Guidelines, roof tiles, ARC applications, and a request to host a workshop for the community.

COMMITTEE REPORTS

Committee Reports

Architectural Committee

There were no reports submitted regarding the Architectural Committee.

Community Activities

There were no reports submitted regarding the community activities.

Landscape & Aesthetics
Committee

There were no reports submitted regarding the Landscape & Aesthetics Committee.

Area 5-B Committee

There were no reports submitted regarding the Area 5-B Committee.

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CONSENT CALENDAR

Consent Calendar

The Board reviewed the following Consent Calendar items for approval.

- A. Minutes – August 12, 2013 General Session**
- B. Minutes – August 12, 2013 Executive Session**
- C. August 2013 Financial Statement**
- D. August 2013 Delinquency Report**
- E. Lien Resolutions - #7761113-9 & #77660023-5**

Upon a motion duly made by Krahelski, seconded by Fournier, and carried unanimously, the Board moved to approve the Consent Calendar as amended.

UNFINISHED BUSINESS

Unfinished Business

2013 Goals Update

The Board reviewed the goals. No other action required.

Clubhouse Carpet
Replacement Proposals

Tabled until the October meeting for further review.

HVAC Replacement
Proposals

Tabled until the October meeting for further review.

Clubhouse Roof
Replacement

Tabled until the October meeting for further review.

NEW BUSINESS

New Business

Schematic Site Plan
Proposal

Tabled until the October meeting for further review.

Wheel Stop Installation
Proposals

Upon a motion duly made by Hagadorn, seconded by Cox and carried unanimously, the Board moved to approve the proposal from JB Bostic to install the 20 wheel stops at the clubhouse parking lot at a total cost of \$575.00.

On Site Reserve Study
Proposal

Upon a motion duly made by Cox, seconded by Hagadorn and carried unanimously, the Board moved to approve the on-site reserve study update to be prepared by RDA at a total cost of \$2,215.00.

Request to Amend ARC
Standards

Upon a motion duly made by Krahelski, seconded by Hagadorn and carried unanimously, the Board moved to not amend the ARC standards at this time.

38 Christamon W. –
Block Wall Concern

The Board discussed this matter. No additional action was required.

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Request to Host Healthy
Living Workshops for the
Community

Upon a motion duly made by Cassity, seconded by Fournier and carried unanimously, the Board moved to allow the homeowner to conduct one (1) workshop for now, and then report back to the Board with feedback. The homeowner must also provide the licensing information that she claimed she had.

Landscape Proposals

Upon a motion duly made by Fournier, and seconded by Cassity, to approve the proposal to scalp and over seed the turf areas in the community. As Directors Cox, Hagadorn and Krahelski voted against, the motion did not carry.

Homeowner Account
Requests:

#7760010-7 – Request for
Clubhouse Rental Fee
Reimbursement

Upon a motion duly made by Cox, seconded by Cassity and carried unanimously, the Board moved to approve to reimburse the homeowner her clubhouse rental fee in the amount of \$200.00.

#7761144-0 – Request to
Waive Delinquency Fees

Upon a motion duly made by Krahelski, seconded by Hagadorn and carried unanimously, the Board moved to deny the request.

Home Improvement
Applications

6 Ensueno West

The homeowner submitted an application to repair their wood beams and repaint their home with unapproved colors. Upon a motion duly made by Fournier, seconded by Cassity and carried unanimously, the Board moved to deny the application as presented.

15 Diamante

The homeowner submitted an application after the fact to paint the driveway. Upon a motion duly made by Fournier, seconded by Cassity and carried unanimously, the Board moved to deny the application as presented, and to notify the homeowner that the paint must be removed.

33 Entrada West

The homeowner submitted an application to paint their home with color scheme #10. Upon a motion duly made by Fournier, seconded by Cassity and carried unanimously, the Board moved to approve the application as presented.

2 Ninos

The homeowner submitted an application to repair their wood beams. Upon a motion duly made by Fournier, seconded by Cassity and carried unanimously, the Board moved to approve the application as presented.

17 Fortuna West

The homeowner submitted an application to repair their wood beams. Upon a motion duly made by Fournier, seconded by Cassity and carried unanimously, the Board moved to approve the application as presented.

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- 5 Campanero West The homeowner submitted an application to install solar panels on the roof. Upon a motion duly made by Fournier, seconded by Cassity and carried unanimously, the Board moved to approve the application as presented.
- 8 Campanero West The homeowner submitted an application to replace the roof and install solar panels on the roof. Upon a motion duly made by Fournier, seconded by Cassity and carried unanimously, the Board moved to approve the application as presented.
- 12 Ensueno West The homeowner submitted an application to paint their home with color scheme #24. Upon a motion duly made by Fournier, seconded by Cassity and carried unanimously, the Board moved to approve the application as presented.
- 1 Campanero West The homeowner submitted an application to install solar panels on the roof. Upon a motion duly made by Fournier, seconded by Cassity and carried unanimously, the Board moved to approve the application as presented.
- 17 Lucero West The homeowner submitted an application to paint their home with Behr paint. Trim: Chestnut Brown; Siding: Fox Hill; Stucco: Spanish Tan; Accent: Canyon View. Upon a motion duly made by Fournier, seconded by Cassity and carried unanimously, the Board moved to deny the application as presented and suggest that the homeowner consider paint scheme #24.

MANAGEMENT REPORTS

Management Reports

The Board reviewed and filed the following monthly management reports: Action List, Site Visit Action List, Work Order Report, Unresolved Violation Report, PCM Phone Log, Clubhouse Sign-In Sheet, Website Correspondence, Association Profile and Annual Calendar.

CORRESPONDENCE

Correspondence

The Board reviewed general homeowner and vendor correspondence that had previously been responded to by Management on behalf of the Board. There were no comments at this time.

ANNOUNCEMENT

The next General Session meeting of the Board of Directors is scheduled for Monday, October 14, 2013 at 7:00 p.m. at the Park Paseo Clubhouse, located at 25 Christamon West, Irvine, California.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 9:10 p.m.

ATTEST

Name

Title